



CITY OF ROCKLIN
MINUTES OF
REGULAR MEETINGS
OF THE
ROCKLIN CITY COUNCIL
AND
ROCKLIN REDEVELOPMENT AGENCY

FEBRUARY 8, 2005

TIME: 7:30 P.M.
www.ci.rocklin.ca.us

PLACE: Council Chambers
3970 Rocklin Road

1. The Regular Meetings of the Rocklin City Council and Rocklin Redevelopment Agency convened at 7:30 p.m. Mayor/Chairman Hill presiding.
2. Sierra Gateway District Scout Troops, Rocklin Units, presented the colors and led the Pledge of Allegiance.
3. Roll Call:

Councilmembers: George Magnuson, Kathy Lund, Ken Yorde, Brett Storey, Mayor Peter Hill

Agency Members: Mr. Magnuson, Mrs. Lund, Mr. Yorde, Mr. Storey, Chairman Hill

City Personnel: Carlos A. Urrutia, City Manager
Russell A. Hildebrand, City Attorney
Larry Wing, Engineering Services Manager
Sherri Abbas, Planning Services Manager
Bill Mikesell, Fire Chief
Mark Siemens, Police Chief
Dave Palmer, Senior Engineer
Michael Rock, Public Works Operations Manager
Genevieve Frederick, Sr. Administrative Analyst
Rob Braulik, Assistant City Manager
Pete Guisasola, Chief Building Official

Agency Personnel: Carlos Urrutia, Executive Director
Russ Hildebrand, General Counsel
Sandra Davies, Secretary

Commissioners: Harlin Smith, Mosquito Abatement
Gordon Havens, Redevelopment Advisory
Scott Barber, Planning Commissioner
Jeff Shirhall, Planning Commissioner

Lynne Sully, Planning Commissioner

AGENDA REVIEW:

4. Pull item #5 off Consent and continue to 2/22/05.
Move item #20 to #25.A.
Pull item #18 off Consent for comments.
Move item #29 to #25.B.

CONSENT CALENDAR:

5. City Council and Redevelopment Agency Meeting Minutes of January 25, 2005
Council continued this item to 2/22/05.
6. Accounts Paid List of January 2005
7. Building Department Monthly Inspection Report & Monthly Report – Dec. 2004
8. Continued from 1/11/05 - Comm. Serv. & Facilities Monthly Facility Rental
Report – Nov. 2004
Comm. Serv. & Facilities Monthly Facility Rental Report – Dec. 2004
9. Fire Department Monthly Management Report – Dec 2004
10. Police Department Monthly Management Report – Dec. 2004
11. Department of Public Works' Monthly Report – Dec. 2004
12. Treasurer's Report of December 2004
13. Quarterly Training Reports October – December, 2004 (Administration,
Community Development, Community Services & Facilities, Fire, Police, Public
Works)
14. Resolution No. 2005-24 of the City Council of the City of Rocklin Accepting the
Public Work Known as Rock Eight Phase 2 Subdivision Improvements,
Approving the Notice of Completion Thereof, and Authorizing and Directing the
Execution and Recordation of Said Notice on Behalf of the City (Ron McKim
Construction, Inc.)
15. Resolution No. 2005-25 of the City Council of the City of Rocklin Accepting the
Public Work Known as Yankee Hill Estates Unit #5 Subdivision Improvements,
Approving the Notice of Completion Thereof, and Authorizing and Directing the
Execution and Recordation of Said Notice on Behalf of the City (K. Hovnanian
Forecast Homes, Inc.)
16. Resolution No. 2005-26 of the City Council of the City of Rocklin Accepting
Grant of Open Space and Conservation Easement (Riparian Area and Creek
Protection San Ramon Boat Center (DR-2004-08))
17. Resolution No. 2005-21 of the City Council of the City of Rocklin Expressing
Appreciation for Planning Commissioner Scott Barber
19. Resolution No. 2005-27 of the City Council of the City of Rocklin Accepting the
Public Work Known as Quarry Ridge Estates Unit No. 1 Landscaping

21. Resolution No. 2005-28 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute a Consultant Services Agreement for Federal Legislative Advocate Representation (Crosspointe Partners, LLC)
22. Resolution No. 2005-29 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute a Consultant Services Agreement and an Agreement for Payment of Costs for Consultants (Thomas Clark Co., Inc./ Sunset Ranchos Investors) (Whitney Ranch CFD No. 10)
23. Resolution No. 2005-23 of the City Council of the City of Rocklin Designating the Month of February 2005 as Boy Scout Month
24. Resolution No. 2005-30 of the City Council of the City of Rocklin Approving an Agreement for Delivery of Solid Waste Between the Western Placer Waste Management Authority and the City of Rocklin

Motion to approve the Consent Calendar except for items #5, #18, and #20 by Councilmember Yorde, seconded by Councilmember Lund. Passed by the following roll call vote:

Ayes: Yorde, Lund, Storey, Magnuson, Hill
Noes: None
Absent: None
Abstain: None

18. Resolution No. 2005-22 of the City Council of the City of Rocklin Declaring April 2 – April 10, 2005 as Creek Week

Councilmember Yorde made comments about the importance of Creek Week and urged everyone to support this activity.

Motion to approve by Councilmember Yorde, seconded by Councilmember Lund. Passed by the following roll call vote:

Ayes: Yorde, Lund, Storey, Magnuson, Hill
Noes: None
Absent: None
Abstain: None

Mayor Hill read into the record the Scout Resolution and presented it to the group. He called on Scout Zackary Snodgrass to come forward and thanked him for leading the Pledge of Allegiance and presented him with a city pin.

Mayor Hill said a few words about Scott Barber and invited him to come forward to receive his award. Planning Commission Chairman Jeff Shirhall also said a few words relating to Scott's service as a Commissioner.

Scott Barber thanked everyone and stated that it had been a privilege to serve as a Planning Commissioner for the past eight years and looked forward to serving again sometime in the future.

CITIZENS ADDRESSING THE COUNCIL:

25. None.

Mayor Hill called for a brief recess at 8:47 p.m. and reconvened the meeting at 8:50 p.m.

Mayor Hill called for item #20 to be heard next.

20. Resolution No. 2005-31 of the City Council of the City of Rocklin Approving the Form of and Authorizing the Execution and Delivery of a Purchase and Sale Agreement and Related Documents with Respect to the Sale of the Seller's Vehicle License Fee Receivable from the State; and Directing and Authorizing Certain Other Actions in Connection Therewith

City Manager Carlos Urrutia introduced Genevieve Frederick, Senior Administrative Analyst, who presented the staff report.

Motion to approve by Councilmember Lund, seconded by Councilmember Magnuson. Passed by the following roll call vote:

Ayes:	Lund, Magnuson, Storey, Yorde, Hill
Noes:	None
Absent:	None
Abstain:	None

Mayor Hill called for item #29 to be heard next.

RESOLUTIONS:

29. Community Facilities District No. 10 (Whitney Ranch)
- A. Resolution No. 2005-32 of the City Council of the City of Rocklin of Intention to Establish a Community Facilities District (Community Facilities District No. 10 (Whitney Ranch))
 - B. Resolution No. 2005-33 of the City Council of the City of Rocklin of Intention to Incur Bonded Indebtedness (City of Rocklin Community Facilities District No. 10 (Whitney Ranch))

City Manager Carlos Urrutia presented the staff report. He mentioned that Mark Northcross and Susan Goodwin, Consultants, were in attendance for questions. Council had no questions and there was no discussion.

Motion to approve both resolutions by Councilmember Lund, seconded by Councilmember Magnuson. Passed by the following roll call vote:

Ayes:	Lund, Magnuson, Storey, Yorde, Hill
Noes:	None
Absent:	None
Abstain:	None

PUBLIC HEARINGS:

26. Bender Insurance Office Building Appeal

Consideration of an Appeal of the Planning Commission Denial of the Bender Insurance Office Building Project (GPA-2004-02, PDG-2004-04, U-2004-18, DR-2004-12 & TRE-2004-29)

Planning Services Manager Sherri Abbas presented the staff report and asked Council for direction to either uphold the Planning Commission decision to reject the project or to approve and prepare the appropriate documents for approval of the project. She then gave a brief background of the property.

Council had questions relating to the following:

- lighting on exterior buildings/height change
- positioning of building and set-back
- open space easement in back
- driveways
- 45 ft. lightening rod
- detention basin

Project Proponent, David Stark, handed out the outline for his presentation which included discussion of the following subjects:

- drainage
- site lighting
- traffic impacts
- design/parking lot location
- site issues relating to hardscape
- wildlife movement
- transitional building

Council made comments relating to the following:

- two neighborhood meetings

- 250 ft. distance from creek
- lagoon/retention area

Steve Oratta addressed issues relating to the retention area as follows:

- type of wall/no limit on wildlife
- fencing
- conservation easement
- office building tenants/90% insurance vendors
- required parking spaces

Mayor Hill opened the Public Hearing and stated that each person would be allowed 4 minutes and asked that there be no applause one way or the other.

The following citizens spoke in favor of denying the project appeal:

- Gordon Havens, 4035 Kannasto Street, Rocklin
- Mike Anderson, 6350 Rustic Hills Drive, Rocklin
- David Baker, address not given
- Martin Nivinski, 5353 Hidden Glen Drive, Rocklin
- Bob Stetson, 6290 Rustic Hills Drive, Rocklin
- Joe Drab, 6235 Rustic Hills Drive, Rocklin
- Don Silber, 5397 Hidden Glen Drive, Rocklin
- Karen Stafford, 6310 Rustic Hills Drive, Rocklin
- Nancy Stiller, 5705 Keller Court, Rocklin
- Gillian –unintelligible, 6255 Rustic Hills Drive, Rocklin
- Kelsy Patterson, 5051 El Don Drive, Rocklin
- Marie Huson, 6370 Rustic Hills Drive, Rocklin

Robert Leach, 5450 China Garden Road, Rocklin, spoke in favor of approving the project and approving the appeal.

There being no further public comments, Mayor Hill closed the Public Hearing.

Mayor Hill called for a brief recess at 9:08 p.m. and reconvened the meeting at 9:15 p.m.

Council made comments and discussed the following issues:

- Monument Springs as buffer between commercial and residential
- relocation of access on Monument Springs Drive
- commercial land location to driveway/hardscape & filter system
- commercial property across street
- right in and right out only at Monument Springs
- commercial property directly across from Hidden Glen Drive
- parking lot close to creek

- headlights into homes
- lighting
- run-off management
- beginning of grading in May
- restoration and natural planting
- problems with monitoring projects
- lightening rod
- low volume traffic business
- gating second access for emergency access only
- rezoning of property from residential to BP on neg dec
- feasibility of residential use on property
- traffic flow onto Monument Springs Drive
- economics of four homes on site
- characteristics of land
- zoning change/use permit

Council gave direction to staff relating to the following issues to be included in the project and preparation of documents for approving the appeal.

- landscape material to be natural for the area and to blend in
- lighting on buildings and parking lot to shine down like school district buildings with timers/adjustments for residential and security issues
- constraints on BP uses as staff recommended
- reconfiguration of driveway/no gates/heavy landscaping
- grading/follow current rules

Council consensus on a 3 to 2 vote was to overturn the Planning Commission decision denying the project and prepare the necessary documents with changes for approval of the project at the March 8th meeting.

There was a brief discussion about re-zoning the property between the hotel and this property. A resolution of intent must be filed first.

RESOLUTIONS:

27. Resolution No. 2005-34 of the City Council of the City of Rocklin Authorizing the City Manager to Execute an Agreement for Audit of Property Tax Records and Related Services (HdL Coren & Cone)

Assistant City Manager Rob Braulik presented the staff report.

Motion to approve by Councilmember Magnuson, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes: Magnuson, Yorde, Lund, Storey, Hill

Noes: None
Absent: None
Abstain: None

28. Resolution No. 2005-35 of the City Council of the City of Rocklin Authorizing the City Manager to Execute a Memorandum of Understanding Regarding Transit Service to the City of Rocklin by the Placer County Transit System

Motion to approve by Councilmember Magnuson, seconded by Councilmember Lund. Passed by the following roll call vote:

Ayes: Magnuson, Lund, Storey, Yorde, Hill
Noes: None
Absent: None
Abstain: None

29. See above.

REPORTS FROM CITY OFFICIALS:

30. Set Date for City Manager Evaluation

Council discussed the time and date and concurred with before the next meeting on February 22, 2005 beginning at 6:30 p.m.

ANNOUNCEMENTS/BRIEF REPORTS:

31. City Attorney Russ Hildebrand announced that the City received a check in the amount of \$350,000.00 for back taxes of the Ramada Inn.

FUTURE AGENDA ITEMS:

32. Council asked staff to prepare a report on the procedures and enforcement of drainage discharges from development sites.

REDEVELOPMENT AGENCY ACTION:

33. Resolution No. 2005-266 of the Redevelopment Agency of the City of Rocklin Accepting the Public Work Known as Rocklin Multimodal Train Station Phase I, Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City

Motion to approve by Councilmember Lund, seconded by Councilmember Yorde. Passed by the following roll call vote:

Ayes: Lund, Yorde, Storey, Magnuson, Hill
Noes: None
Absent: None
Abstain: None

Mayor Hill adjourned the regular meeting to Closed Session at 10:23 p.m.

CLOSED SESSION:

35. Conference with Legal Counsel – Existing Litigation
Under Government Code Section 54956.9(a)
PG&E v. City of Rocklin
36. Conference with Real Property Negotiators
Carlos Urrutia, City Manager and Russell Hildebrand City Attorney
Review of Appraisals and Offers of Just Compensation Relating to Acquisition of
Right-of-Way for the Sierra College Boulevard and I-80 Interchange Project

Mayor Hill reconvened the regular meeting at 10:45 p.m. stating that Council asked the City Attorney to prepare a memo explaining the sequence of events regarding the disposition of the PG&E encroachment permit for the Atlantic Del Mar Reinforcement Project.

Resolution No. 2005-36 of the City Council of the City of Rocklin Approving Appraisals for Right-of-Way Acquisition on the Sierra College Blvd./I-80 Interchange Project and Authorizing City Manager to Negotiate Right-of-Way Acquisition Agreement

Motion to approve by Councilmember Lund, seconded by Councilmember Magnuson. Passed by the following roll call vote:

Ayes: Lund, Magnuson, Storey, Yorde, Hill
Noes: None
Absent: None
Abstain: None

ADJOURNMENT:

37. Redevelopment Agency Meeting adjourned at 10:50 p.m. by Chairman Hill.
38. City Council Meeting adjourned at 10:50 p.m. by Mayor Hill

City Clerk

APPROVED:

Peter Hill, Mayor